

**WILLIAMSBURG  
ARCHITECTURAL REVIEW BOARD MINUTES  
Tuesday, June 12, 2007**

The regular semi-monthly meeting of the Williamsburg Architectural Review Board was held on Tuesday, June 12, 2007 at 6:30 p.m. in the Williamsburg Municipal Building, 401 Lafayette Street.

**CALL TO ORDER AND ATTENDANCE**

Chairman Spence called the meeting to order. Present in addition to Mr. Spence were Board members Messrs. Edwards, Hertzler, Kent, Klee and Quarles. Absent was Board member Lane. Staff members Deputy Planning Director Murphy and Secretary Scott were also present.

**Consent Agenda**

Chairman Spence explained the consent agenda procedure to the audience stating that if an application is in full compliance with the ***Design Review Guidelines***, it is placed on the consent agenda. If no member of the Board has any question regarding the application and concurs that it is in full compliance with the *Guidelines*, the audience is asked if they are present to discuss any case on the Consent Agenda. If there is no one in the audience present to discuss any item on the Consent Agenda, those applications are approved as submitted and the applicants dismissed without further discussion.

Applications on tonight's Consent Agenda:

**ARB #07-040 CWF/Printing Shelter/303-J East Duke of Gloucester Street – Demolition (printing shelter)**

**ARB #07-041 Gibbs/209 Indian Springs Road – Exterior Change (rear door)**

**ARB #07-042 Scott/719 Lafayette Street – Fence**

**ARB #07-043 Peppertree Condominiums/1203 Jamestown Road – Exterior Change (siding, trim & windows)**

**ARB #07-044 Jamestown Commons Condominiums/101 Lake Powell Road – Exterior Change (siding, trim & windows)**

**SIGN #07-028 Wachovia Bank/1006 Richmond Road – Freestanding Sign**

**SIGN #07-029 G Bates Studio Workshop/413 West Duke of Gloucester Street – Awning**

**SIGN #07-030 Waterfall Shaved Ice/1660 Richmond Road – Building Mounted Sign**

There being no questions or comments from the Board or the audience regarding the cases on the Consent Agenda, Mr. Edwards moved that the cases be approved as

submitted. Mr. Hertzler seconded the motion which carried by roll call vote of 6-0 except for **ARB #07-040 and ARB SIGN #07-029** which received a 3-0-3 vote.

Recorded vote on the motion:

Aye:	Edwards, Hertzler, Kent, Spence, Quarles, Klee
Nay:	None
Abstain:	Spence, Edwards, Klee ( from <b>ARB #07-040 and SIGN #07-029</b> )
Absent:	Lane

#### **ARCHITECTURAL PRESERVATION DISTRICT**

##### **ARB #06-071 Health Evaluation Center/328 North Henry Street – Exterior Change (brick, trim, retaining wall and screening wall around mechanical equipment) – Approved with Conditions**

Representing the applicant, Paul Garrison with Lyall Design Architects, presented the modifications to the Williamsburg Health Evaluation Center building and site plan that were previously approved. The proposed changes are:

- Change the painted stucco infill at the first floor arches to field brick.
- Change the painted wood lap siding or stucco at the gable ends to field brick.
- Add a required brick retaining wall adjacent to the parking lot in the rear and a brick screening wall to conceal the generator/transformer.
- Change the wood trim to *Spectis* molding.
- Use Old Virginia Brick with a Garden Blend with a mortar rubbing technique.

Mr. Garrison noted that after viewing the brick on the Williamsburg Inn, they are proposing the use of Old Virginia Brick, Garden Blend with a mortar rubbing technique. He said this technique allows the brick to be finished to the desired degree of whiteness depending on the amount of rubbing with a burlap bag. Mr. Garrison distributed photographs of the result of the proposed technique and a sample of the proposed synthetic molding (*Spectis*). Mr. Kent noted that the Inn's appearance is the result of 30 years' paint wear.

Mr. Garrison and Board members discussed the proposed changes; some of the comments were:

- The building presents a long façade facing the street which needs to be broken up as much as possible. *This is accomplished by the use of recessing some areas of the brick.*
- Changing the small elements to brick doesn't achieve the desired affect; a change in texture on the smaller elements would be more effective in breaking up the mass.
- Previous plans, approved in 2005, called for white-washed bricks. *This approval occurred under a different architect.*

- The proposed 13-foot screening wall is to conceal the transformer and generator. A generator large enough to back up the entire building is necessary because of the time involved for the comprehensive testing procedures and the need to complete them in one day.
- The synthetic trim, *Spectis*, is proposed for use on the upper levels of the building where the difference between it and wood trim won't be as detectable and maintenance simplified. It was noted that in this district, synthetic trim is not permitted.
- Being unfamiliar with the "mortar rubbing technique", consensus of the Board was to see some examples of the finished procedure. *Mr. Garrison is to supply a list of houses with this finish from Riverside Brick and Supply Company, Inc. along with the age of the finish application.*
- If the 13-foot screening wall extends all the way to the building, it would better tie the two together.

Mr. Spence motioned the following:

- The use of brick to replace stucco and lap siding be approved conditioned upon the brick being white-washed as previously approved for the building,
- The brick screening wall for the generator and transformer be approved conditioned upon it being extended to the building at the front and rear with arched openings to match the arches on the building, and
- The use of *Spectis* trim is denied because the ***Design Review Guidelines*** require wood trim in the AP-1 of the Architectural Preservation District. Wood trim must be used in accordance with previous submittals.

Mr. Quarles seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Edwards, Hertzler, Kent, Spence, Quarles, Klee
Nay:	None
Absent:	Lane

**ARB #07-045 Konefal/203 Nelson Avenue – Addition to Dwelling & Detached Garage – Approved with Conditions**

In response to one of staff's recommendations to use brick piers for the rear porch, applicant Mr. Konefal agreed and said he actually prefers the brick piers.

Mr. Spence moved that the porch addition and detached garage be approved as submitted with the condition that the windows on the garage have exterior muntins and the rear porch have brick piers. Mr. Hertzler seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Edwards, Hertzler, Kent, Spence, Quarles, Klee
Nay:	None
Absent:	Lane

<b>CORRIDOR PROTECTION DISTRICT</b>
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**ARB #07-046 Williamsburg High Street Holdings, LLC/1436 Richmond Road –  
Retail Buildings & Site Elements -- Approved with Conditions**

Dan Aston, developer Roseland Property Company, noted the changes in both the retail buildings and the site elements are proposed in order to meet market expectations. He introduced a number of representatives working on the High Street project who reviewed the proposal.

Jack O'Brien with Architects O'Brien & Associates, Inc., said the proposed changes are to buildings 1, 8, 10 & 11 and 12:

Building 1 - The north elevation is longer with eight pairs of double windows instead of six in the previous approval.

Building 8 – The north and south elevations are longer resulting in an additional window in the north elevation.

Buildings 10 & 11 - Building 10 has been removed and Building 11 has been modified to include elements of Building 10 and 11 in the previous approval. This was done to provide additional parking and a courtyard for tenants along Richmond Road which has been a concern for potential tenants in this building.

Building 12 – Building 12 has been changed to reflect a bank as the tenant at one end of the building.

Specification/Cut Sheets – Provided for the obelisk, benches, trash receptacles, ash urns, bike racks and exterior light fixtures for the development.

Brick and Mortar – Samples of the brick and mortar colors for the retail and residential development were provided for the Board to review.

Although not located in the Corridor Protection District, elevations, colors and materials for the proposed townhomes and apartment buildings were also provided to enable the Board to envision the entire project.

Mr. O'Brien noted they would like the option to tweak minor items in the field if they find it necessary, e. g., the color of the trim or the slate blend on the roofs.

Mr. Aston pointed out that quality is evident in all elements and said it is critical that the project has a "sense of life" to it. Unlike many of the metal stud buildings in other developments, High Street will have a sense of structure, building integrity and buildings that will stand the test of time. In response to a question regarding signage, Mr. O'Brien said a lot of time will be invested on this element and Mr. Aston added that the signage will fit the identity.

Mr. Spence moved approval of the following:

- The materials and colors for the retail buildings to include brick and mortar.
- The specification/cut sheets for the obelisk, benches, trash receptacles, ash urns, bike racks and exterior light fixtures.
- The revised elevations for buildings 1 and 8.
- The revised elevations for building 11 conditioned upon the dormers being removed from the interior elevation (adjacent to the courtyard).
- The revised elevations for building 12 conditioned upon single windows replacing the double windows on the second floor elevations.

Mr. Hertzler seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Edwards, Hertzler, Kent, Spence, Quarles, Klee
Nay:	None
Absent:	Lane

## **SIGNS**

All signs were approved on the consent agenda.

## **CONCEPTUAL REVIEW**

### **ARB #07-047 W R H A/101 Braxton Court – Exterior Modifications to Dwelling -- Conceptual Review**

Jim Gurganus, Director of the Williamsburg Housing Authority, stated the house was purchased by the Authority in April of this year. Proposed tonight for the Board's review are concepts for renovating the dwelling which had most recently been a student rental. The structure was relocated to this neighborhood in the early 1980s and does not fit in with the character of the original dwellings on Braxton Court; the modifications are to bring the house more in line with the existing houses in the neighborhood. He noted that currently the Authority has invested about \$200,000 in the structure, anticipates an additional investment of about \$45,000 and plans to sell the house for about \$180,000. The Authority proposes renovating the dwelling and then selling it to a low/moderate income family.

The applicant is proposing renovations which include a side porch, siding, overhang options and options for a front porch. A representative of the Housing Authority will return to the Board with a proposal which takes into account this evening's comments.

Discussion included the following points:

- Because the structure is dwarfed by adjacent dwellings, some of the proposed renovations are an attempt to better blend in with the neighborhood.
- The front brick veneer wall and aluminum siding will be removed and 6 inch beaded vinyl siding to conceal the entire dwelling is proposed. The vinyl siding is proposed in order to keep the cost of the renovation down. It was noted there is vinyl siding on the dwelling at the corner of Braxton Court and Scotland Street. Board members suggested the brick on the front façade be painted instead of removed to help with cost.
- The existing wooden windows will be retained.
- A shed roof on the side porch is preferred over the gable style proposed.

Mr. Gurganus announced he will be retiring June 20 and introduced his replacement, Jan Hillman.

<b>OTHER</b>
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**Minutes for May 22, 2007**

The minutes for the May 22, 2007 meeting were approved viva voce.

There being no further business the meeting adjourned at 8:30 p.m.

Dee Scott  
Planning Department Secretary